



645 Duke Street, Glasgow, G31 1QA

Highly Visible Position

- Located On Busy Junction
- Well Presented
- 440sq ft
- Rates Exempt
- V.A.T. Free
- Rent: £10,000p.a

**LOCATION**

The property is located on the northern corner of Duke Street at its junction with Millerston Street and Cumbernauld Road within the Dennistoun area of Glasgow.

The area is a mixture of residential dwellings within residential tenements and a vast mixture of commercial offerings. Neighbouring occupiers include A.S. Scaffolding, The Duke's Bar, Legacy Gents Barber and The Loudon Tavern.

**PROPERTY**

The property comprises a ground floor mid-terraced retail unit within a larger mixed use tenemental development surmounted by a pitched roof.

The property offers a prominent display window secured by an aluminium roller shutter with single access door. Internally the property has been renovated to a good standard with ceramic tile floors, walls plastered and painted with partitioned w.c. facility to the rear. The property benefits from attic storage accessible via a retractable ladder.

**AREA**

Ground: 40.87sqm (440sq ft)

**NAV/RV**

£3,200



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**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for £10,000 per annum

**V.A.T.**

Figures quoted exclusive of V.A.T.

**LEGAL**

Each party shall bear their own legal costs incurred in the transaction

**TSA Property Consultants**

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.